

CHAPTER 5

CEQA Overview

This chapter presents the evaluation of other types of environmental impacts required by CEQA that are not covered within the other chapters of this EIR. The other CEQA considerations include environmental effects that were found not to be significant, growth-inducing impacts or significant and unavoidable adverse impacts.

5.1. Less Than Significant Impacts

Initial Study

The following impacts were deemed less than significant based on the results of the Initial Study in Appendix A.

- Aesthetics – night lighting
- Agricultural Resources
- Air Quality - creation of objectionable odors affecting a substantial number of people
- Cultural Resources – although two mitigation measures to address any unexpected finds are included in the Geology Section of the EIR.
- Hazards
 - Hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials
 - Located on a site known to contain hazardous materials
 - Exposure to public/environment to release of hazardous materials
 - Emit hazardous emissions or handle hazardous materials within one quarter mile of an existing or proposed school
 - Safety Hazards in a location within an airport land use plan/private airstrip
- Hydrology and Water Quality
 - Place housing within 100-year flood zone
 - Flooding from failure of levee or dam
 - Inundation of seiche, tsunami, or mudflow

- Land Use
 - Division of an established community
 - Conflict with habitat conservation plan
- Mineral Resources
- Noise - airport noise impacts
- Population and Housing
 - displacement of existing housing/people;
 - induce substantial population growth
- Public Services
 - Schools
 - Substantial increased demand for wastewater facilities
 - Substantial increased demand for water
 - other public facilities (roadway maintenance)
- Transportation/Traffic
 - Change air traffic patterns
 - Emergency access
 - Conflict with alternative transportation plans/policies
- Utilities and Service Systems
 - Result in construction of new storm water drainage facilities
 - Comply with solid waste regulations

EIR

The following impacts were found to be less than significant in this EIR:

- Aesthetics
- Air Quality – Construction and operation
- Land Use – conflict with adopted plan
- Noise
 - Operations – permanent increase in noise from mobile sources
 - Operations – permanent increase in noise from stationary sources
 - Operations – groundborne vibration
- Public Services and Utilities

- Fire protection
- Police protection
- Transportation and Circulation
 - Exceed established LOS standard established by the County CMP agency for designated roads and highways
 - Parking

5.2 Adverse Impacts That Can Be Mitigated to Less Than Significant

The following impacts could be significant, but mitigation measures are available that would reduce the potential impacts to a less than significant level.

- Cultural Resources
 - Disturb previously unknown archaeological resource
 - Disturb previously unknown paleontological resource
- Geology, Soils, Hydrology and Water Quality
 - Expose people or structures to seismic events
 - Soil erosion or loss of topsoil
 - Unstable geologic unit
 - Alter drainage patterns
 - Construction impacts
- Noise (construction and operation)
- Transportation and Circulation – Safety: Substantial increase in hazards due to design feature or incompatible uses

5.3 Significant Unavoidable Impacts

CEQA Guidelines Section 15126.2(b) requires a discussion of any significant impacts that cannot be reduced to levels of insignificance. No impacts are anticipated to be significant and unavoidable.

5.4 Significant Irreversible Environmental Changes

Project construction and operation would result in an irretrievable and irreversible commitment of natural resources through the use of fossil fuels and construction materials. The proposed project also involves the commitment of land in the Santa Monica Mountains to residential use, however the majority of the site would be preserved as open space through a permanent open space easement achieved through donation of the land (13 lots) to the Santa Monica Mountains

Conservancy or other similar means. Since the proposed project would involve only incremental use of nonrenewable resources and would be located on land already zoned for urban use, it would not result in a significant and irreversible environmental change.

5.5 Growth Inducing Impacts

Pursuant to Section 15126.2(d) of the *CEQA Guidelines*, an EIR must address whether a project will directly or indirectly foster growth. Section 15126.2(d) reads as follows:

“[An EIR shall] discuss the ways in which the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Included in this are projects which would remove obstacles to population growth (a major expansion of a wastewater treatment plant, might, for example, allow for more construction in service areas). Increases in population may further tax existing community service facilities so consideration must be given to this impact. Also discuss the characteristic of some projects which may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively. It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment.”

As discussed below, this analysis evaluates whether the proposed project will directly, or indirectly, induce economic, population, or housing growth in the surrounding environment.

Direct Growth Inducing Impacts in the Surrounding Environment

A project would directly induce growth if it would remove barriers to population growth such as a change to a jurisdiction’s general plan and zoning ordinance that allows new residential development to occur. The construction of the proposed project would be consistent with the City’s General Plan and Zoning Code and would not be growth inducing, but growth accommodating. The project would, in a very minor way, respond to a demand for housing in the region. The project is located in an urbanized area, no extension or expansion of infrastructure beyond that already under consideration would be required to accommodate the project.

Indirect Growth-Inducing Impacts in the Surrounding Environment

A project would indirectly induce growth if it would increase the capacity of infrastructure in an area in which the public service currently meets demand. Examples would be increasing the capacity of a sewage treatment plant, or a roadway beyond that needed to meet existing demand. The proposed project would not indirectly induce growth. A project could also set a precedent; the project site is extremely constrained, and development will have to be tailored to this site. The project could set a precedent for the development of these types of sites, but as is evident from the surrounding hillsides, such development already occurs. More likely the project would set a precedent for the maintenance of hillside lots as open space.